

## **Appendix 4**

# **Visual Impact Assessment**

# Visual Impact Assessment

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## 1. Introduction

- 1.1 This Visual Impact Assessment (“**VIA**”) is prepared on behalf of **Loi Hing Investment Company Limited** (hereinafter referred to “**the Applicant**”), in support of a Section 16 Planning Application for proposed minor relaxation of Plot Ratio (PR) and Site Coverage (SC) for proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE(s)), Training Centre with Residential Institution and permitted Residential Development (Flat) in Lot 94 in D.D. 388 and adjoining Government land, Castle Peak Road- Tsing Lung Tau, Tsuen Wan (hereinafter referred to “**the Site**”).
- 1.2 The Applicant is the sole registered land owner of the private lot. The proposal of the subject application is to develop a block of 16-storey building (excluding 1 basement floor) accommodating eight storeys of RCHE(s) comprising 240-320 bed spaces with a total gross floor area (GFA) not exceeding 12,000 sq.m, and eight storeys of Residential flat comprising 112 units with a total GFA not exceeding 6,942 sq.m. A Training Centre (about 200 sq.m) with Residential Institution (about 50 sq.m), is also proposed within the RCHE(s) area. This brings the total GFA of the entire proposed development to about 18,942 sq.m.
- 1.3 The Site is zoned as “Residential (Group B)” (“R(B)”) zone under the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21 (“the OZP”). According to the definition of terms, the proposed RCHE(s) is a ‘Social Welfare Facility’ use in town planning term. According to the OZP, “Social Welfare Facility” and “Training Centre” fall into Column 2 use which requires planning permission from the Town Planning Board (TPB) with or without conditions, whereas “Flat” and “Residential Institution” fall into Column 1 use which is always permitted within “R(B)” zone. Any development/redevelopment within the “R(B)” zone is subject to restrictions of maximum PR and SC of 2.1 and 17.5% respectively (for Building Height over 33m), and a maximum Building Height (BH) of 60mPD.
- 1.4 The proposed RCHE(s) are eligible for GFA exemption under the "Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments - Time-limited Enhancements" (LandsD's Practice Note Issue No. 5/2023). The current proposal yields a non-domestic PR of 3.55 and a SC of 85%, both of which exceed the PR and SC stipulated under the OZP. In light of these circumstances, the Applicant seeks for approval for a minor relaxation of PR and SC for the proposed development. This relaxation would entail relaxation of PR from 2.1 to 5.73 (2.1 for Flat, 3.55 for RCHE(s), 0.06 for Training Centre and 0.02 for Residential Institution) and SC from 17.5% to 85% for the proposed RCHE(s), Training Centre with Residential institution and permitted Flat development. The primary goal of this relaxation is twofold: firstly, to accommodate the RCHE(s) in alignment with current policy initiatives, and secondly, to accommodate the private housing supply by avoiding alterations to the statutory BH at 60mPD.
- 1.5 A VIA is prepared in accordance with the ‘Town Planning Board Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board’ (‘TPB PG-No. 41’) in order to evaluate the degree of visual impacts on visual sensitive receivers (“**VSR**”) from major public viewpoints (“**VPs**”) due to the proposed relaxation on SC. Planning and design merits/ mitigation measures to be adopted in the proposed development will also be incorporated.

1.6 The outline of this VIA is set out as follows:

- Section 2 sets out the Site and the proposed development
- Section 3 describes the visual context and the surrounding area
- Section 4 defines the Assessment Area
- Section 5 identifies relevant types of receivers and viewpoints
- Section 6 conducts an analysis on the visual impacts with mitigation measures as necessary
- Section 7 concludes the VIA

## 2. Proposed Development

- 2.1 The Applicant is the sole registered owner of the private lot. The Site has an area of 3,306 sq.m. including about 1,402 sq.m. (42%) of government land. The Site abuts Castle Peak Road – Tsing Lung Tau to the south. An existing Highway Department's footbridge (NF437) is situated right outside the eastern corner of the Site. The Site has no existing structure.
- 2.2 The proposed development is to develop a block of 16-storey (excluding one basement) building comprising 240-320 RCHE(s) bed spaces and 112 Residential flats as well as a Training Centre with Residential Institution with a total gross floor area (GFA) of not exceeding 18,942 sq.m.
- 2.3 At the same time, an ingress/ egress point will be allocated on the south-eastern corner of the Site, connecting the Site to Castle Peak Road. The aforementioned footbridge will therefore be relocated to make way to the ingress/egress lane.
- 2.4 The key development parameters of the proposed development are summarized below in **Table 1**:

Table 1 – Major Development Parameters	
Major Development Parameters	Proposed Scheme
Application Site Area (approx.)	Total: 3,306 m <sup>2</sup>
Private Land	1,904 m <sup>2</sup>
Government Land	1,402 m <sup>2</sup>
( <sup>1</sup> )Total GFA (approx.)	Total: 18,942 m <sup>2</sup>
( <sup>2</sup> )Flat	6,942 m <sup>2</sup> (excluding clubhouse of about 347 m <sup>2</sup> )
RCHE(s)	11,750 m <sup>2</sup>
( <sup>6</sup> )Training Centre	200 m <sup>2</sup>
( <sup>6</sup> )Residential Institution	50 m <sup>2</sup>
( <sup>1</sup> )Plot Ratio (PR)	5.73
Flat	2.1
( <sup>3</sup> )RCHE(s)	3.55
( <sup>6</sup> )Training Centre	0.06
( <sup>6</sup> )Residential Institution	0.02
( <sup>1</sup> )Site Coverage (SC) (approx.)	Not exceeding 95%
No. of Building Block	1
No. of Storeys	16 storeys (excluding 1 basement floor)
Flat	8 storeys
RCHE(s)	8 storeys
Building Height	Not more than 60mPD (Absolute Building Height = 54.8 m) (NB: The mean street level is +5.2mPD)
No. of beds of RCHE(s)	240-320
No. of Flat	112
Anticipated Population	623
( <sup>4</sup> )Flat	303
RCHE(s)	320
No. of Car Parking Spaces for RCHE(s)	
Private Car	16 (including 1 accessible parking)
Light Bus/ Ambulance parking Space	2
No. of Car Parking Spaces for Flat	
Private Car	31 (including 1 accessible parking)
Visitor	5
Motorcycle	2
HGV Loading/Unloading Bay	1
Private Open Space	Not less than 623 m <sup>2</sup>
Greenery Area	About 20%
( <sup>5</sup> )Tree Felling/Preservation Proposal	
No. of existing trees	20
Trees to be felled	20
New trees to be planted	30 (compensation ratio of 1: 1.5)

## Remarks:

(<sup>1</sup>) According to the Remarks under the Notes of the OZP, In determining the maximum plot ratio/Site coverage or GFA, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Please be invited to note that the current "R(B)" zone is subject to restriction of maximum SC at 17.5% and the proposed SC is to allow RCHE provision with GFA not exceeding 12,000m<sup>2</sup> while maintaining the BHR at 60mPD unchanged.

(<sup>2</sup>) The floor area of the proposed clubhouse shall be exempted from GFA calculation, subject to the decisions by the Building Authority (BA) at building plan submission stage.

(<sup>3</sup>) As long as the premises is to be used as licensed RCHE(s), the Applicant may lease or sell the premises as one whole unit, or operate the RCHE in the premises by themselves or by entrusting an organisation, whereby the service fees will be set by the developer or operator(s). (Pursuant to the Incentive Scheme to Encourage Provision of Care Homes for the Elderly Premises in New Private Developments - Time-limited Enhancements)

(<sup>4</sup>) Based on Average household size of 2.7 with reference to 2022 Population by-Census: Average household size of Tsuen Wan DC district [https://www.censtatd.gov.hk/en/web\\_table.html?id=130-06806](https://www.censtatd.gov.hk/en/web_table.html?id=130-06806)

(<sup>5</sup>) The landscape proposal and tree preservation and removal proposal under planning application A/TWW/122 have been approved and will be adopted without any changes in the current proposal.

(<sup>6</sup>) The training centre with residential institution is planned to be located within the RCHE(s) area. This non-standard provision is proposed to be considered eligible for exemption from payment of land premium under the Incentive Scheme, pending further deliberation and approval from the Labour and Welfare Bureau and relevant Departments.

### 3 Visual Context and the Surroundings

- 3.1 The Site with an area of about 3,306 sq.m. is situated in Tsing Lung Tau, Tsuen Wan along the costal line outlined by Castle Peak Road. The Site currently have no existing structure.
- 3.2 The Site itself is on the low point of a gentle slope decreasing from north to south towards the coastline. It is surrounded by the Hong Kong Garden development which comprises several medium-rise residential towers (zoned "R(B)") at the east, west and north of the Site and a 3 storeys commercial block (zoned "C") to the immediate east. These residential towers present a stepped building height profile ascending from 60 mPD to 120 mPD as they are situated further away from the Site and on higher grounds.
- 3.3 Immediately south to the Site is Castle Peak Road. It acts as a major transit corridor that connects Tsuen Wan and Tuen Mun. Clusters of village type development and medium rise residential towers can be found along the road further east and west of Hong Kong Garden, such as Tsing Lung Tau Village, which is about 450 meters east to the Site, and L'aquatique, two medium rise residential towers that are around 60 mPD tall.
- 3.4 To mitigate the noise impact generated from traffic on Castle Peak Road, a noise barrier that is approximately 175 meters long, 15 meters tall that covers the east bound traffic lane of Castle Peak Road was installed. The barrier's eastern end sets right in front of the Site.
- 3.5 At the same time, a footbridge (NF437) that crosses Castle Peak Road was installed in front of Hong Kong Garden Shopping Arcade. Its ramp which currently touches the south-eastern corner of the Site will be relocated to make way for the proposed ingress/egress point for the Site according to the proposed development.



## 4 Analysis of Visual Elements and Assessment Area

- 4.1 With the purpose to protect public views and reconcile the visual impacts of the proposed development, an Assessment Area, or visual envelope, is identified in accordance with TPG PG-NO.41 to cover the area of visual influence within which the proposed development is pronouncedly visible or likely to be pronouncedly visible from key visual sensitive receivers.
- 4.2 The general guideline for setting out the size of the initial Assessment Area as stated in TPB PG-No.41 should be equal to approximately 3 times the height of the proposed development. As the absolute building height is about 54.8 m measured from the mean site formation level, the initial visual envelope for this VIA has a minimum radius of approximately 164.4 m (i.e. 54.8 x 3) from the closest point of the proposed development. Please refer to **Figure 1** for the visual envelope.
- 4.3 3 groups of visual elements can be identified from close proximity to the Site as follows:

### 4.3.1 Castle Peak Road and its surroundings

Castle Peak Road is a major transit corridor and the only public road abutting the Site. Since then, the visual elements found there are crucial and impactful to the overall visual effect of the Site and the proposed development. These elements include trees, lamps, vegetation, and other traffic infrastructure along Castle Peak Road and on its median. Additionally, the aforementioned footbridge and noise barrier, both of which are over ten meters tall and situated right beside the Site, are significant visual elements within the visual envelope. The pedestrians and vehicles using Castle Peak Road are also a part of the visual element group are simultaneously the VSR population of the viewpoints. Castle Peak Road was mostly built upon the coast line, therefore the waterfront can be accessed directly south to the road, approximately 60 meters away from the Site. Along the coast line and about 270 meters east of the Site is the Tsing Lung Tau Pier, the pier extends out to the water body from the coastline for about 70 meters, and provides an all-round view of the water body as well as a clear view to the Site in a distance.

### 4.3.2 Surrounding Buildings

The Site is surrounded by the Hong Kong Garden residential development on its east, west and north side. The Hong Kong Garden Shopping Arcade which is immediately to the south of the Site will present as a strong visual element for any view point looking westwards to the Site. Due to the proximity, this 3-storey commercial block could block off the lower levels of the proposed development from particular viewpoints. Several Hong Kong Garden residential towers can be found north and west to the Site. These towers have the BHR of around 60 – 120 mPD and are therefore of similar height/ slightly taller than the proposed development.

### 4.3.3 Tai Lam Country Park

Further north to Hong Kong Garden is Tai Lam Country Park. A ridgeline at the height of around 250 – 300 mPD is formed around 1 km north of the Site. However, this ridgeline has already been partially blocked off by the existing Hong Kong Garden towers at various angles, especially in VPs along Castle Peak Road.

## 5 Viewpoint Identifications

- 5.1 To achieve a comprehensive visual appraisal, long-range, medium-range and close-range views from publicly accessible locations in all directions within the visual envelope are normally considered. Distinctive viewpoints visible by the VSRs such as public gathering places, activity nodes or parks and major junctions are the primary locations for selection of viewpoints.
- 5.2 Five VPs have been identified for the subject VIA as shown in **Figure 1 & 2**. One is close range, two are medium range and two are long range. The selected viewpoints are set in different directions and different distance towards the Site to better represent the visual effects likely brought by the proposed development. The nature of the VSRs is varied to include static and kinetic activities.
- 5.3 The locations of the five VPs are identified as follows:
- VP1 - View looking north-westward at the Tsing Lung Tau Pier
  - VP2 - View looking north-westward on the pedestrian footbridge across Castle Peak Road
  - VP3 - View looking north-eastward on Castle peak Road near L'aquatique
  - VP4 - View looking north-westward in Ma Wan Park
  - VP5 - View looking westward at the Lantau Link Visitors Centre

5.4 Table 2 below analyses the Visual Sensitivity (“VS”) based on the VSRs.

<b>Table 2 – Analysis of Visual Sensitivity</b>				
<b>Viewpoint (VP) &amp; Visual Sensitive Receivers (VSR)</b>	<b>Nature of Viewpoint (Kinetic/Static) + Approx. Viewing Distance</b>	<b>Degree of Visibility (Full/Partial/Glimpsed/None)</b>	<b>VSR Population (Very Many/Many/Few) &amp; Duration/Viewing Frequency to the Proposed Development (Frequent/Occasional/Rare)</b>	<b>Visual Sensitivity</b>
<p><b>VP1 View looking north-westward at the Tsing Lung Tau Pier</b></p> <p><b>Travellers</b> – The Tsing Lung Tau Pier currently has no commercial ferry service, but is occasionally used by the public to board and alight boats.</p> <p><b>Recreational users</b> – Mainly recreational users who fishes on the pier.</p>	<p><b>Static,</b> About <b>270m</b> (<i>medium-range</i>)</p>	<p><b>Partial</b> – Located 70 meters off the coast line, the VP has an open view to the Tsing Lung Tau water front and therefore a generally good visibility to the proposed development. The lower levels of the proposed development will however be partially blocked off by vegetation and the footbridge crossing Castle Peak Road.</p>	<p>There are <b>Few</b> VSRs. People usually enter the pier with either a transportational or recreational purpose.</p> <p>Individuals who board/alight boats at the pier will have short duration of stay.</p> <p>While others who come to fish or enjoy the ocean view at the pier will have a longer duration of stay.</p> <p>However, since the population for either purpose mentioned above is low, VP1 could be considered a <b>Rare View</b>.</p>	<p><b>Low</b></p>
<p><b>VP2 View looking north-westward on the pedestrian footbridge across Castle Peak Road</b></p> <p><b>Travellers</b> – Mainly the residents/visitors of Hong Kong Garden who use the pedestrian footbridge to cross Castle Peak Road.</p>	<p><b>Kinetic,</b> About <b>80m</b> (<i>close-range</i>)</p>	<p><b>Partial to Full</b> – The VP is around 10 meters above ground and therefore has an open view to the proposed development’s Façade. However, vegetations along Castle Peak Road and on its median could block some of the lower floors of the proposed development from VP2.</p>	<p>The VSRs of VP2 are mostly Hong Kong Garden residents that uses the footbridge to cross Castle Peak Road from the westbound Bus stop. <b>Many VSRs can therefore be expected.</b></p> <p>However, the travel duration on the footbridge will be relatively short. The view is therefore transient and <b>occasional</b> in nature.</p>	<p><b>Medium</b></p>

<p><b>VP3</b> <b>View looking north-eastward on Castle peak Road near L'aquatique</b></p> <p><b>Travellers</b> – Mainly Pedestrians along Castle Peak Road.</p> <p><b>Drivers and passengers</b> along Castle Peak Road are <b>not included</b> since the view point is on the west bound side of the road and will not have vehicle users looking north-eastward.</p>	<p><b>Kinetic,</b> <b>About 300m</b> <b>(medium -range)</b></p>	<p><b>Partial</b> – Lower levels of the proposed development would be blocked off by the adjacent noise barrier as well as groups of mature trees immediately west of the Site.</p>	<p>As vehicle users are not included, the VSR for this viewpoint became very small.</p> <p>There are few VSRs. Most of the activities for the VSRs, such as jogging or walking along the road are transient in nature or of short duration.</p> <p>This VP can therefore be considered <b>rare to occasional</b>.</p>	<p><b>Low</b></p>
<p><b>VP4</b> <b>View looking north-westward in Ma Wan Park.</b></p> <p><b>Recreational users</b> – Visitors of Ma Wan Park. This spot in Ma Wan Park is located at a hill top and is hard to access. Visitors are therefore rare.</p>	<p><b>Static,</b> <b>About 2.2km</b> <b>(long-range)</b></p>	<p><b>Glimpsed</b> – Despite the fact that the VP has an open view to the Tsing Lung Tau skyline, the proposed development is too far away to be clearly visible from this VP.</p>	<p>This VP is located at a hill top in Ma Wan Park. Visitors would usually stop by for the scenery which makes this VP Static in nature.</p> <p>However, it is hard to access especially for elderlies and families with younglings. Such characteristic keeps the VSR relatively low and makes the scene <b>occasional</b> in general.</p>	<p><b>Low</b></p>
<p><b>VP5</b> <b>View looking westward at the Lantau Link Visitors Centre.</b></p> <p><b>Recreational visitors</b> – Mainly Visitors who came to the centre specifically for the scenery. This spot is far away from any major urban development and therefore have no by-passers.</p>	<p><b>Static,</b> <b>About 4km</b> <b>(long-range)</b></p>	<p><b>Glimpsed</b> – Despite the fact that the VP has an open view to the Tsing Lung Tau skyline, the proposed development is too far away to give a strong visual impact to the VP.</p>	<p>There are few VSRs. The centre is away from any major urban development and has generally few visitors.</p> <p>This VP can therefore be considered <b>occasional</b>.</p>	<p><b>Low</b></p>

## 6 Visual Impact Assessment

- 6.1 The Photomontages in **Figures 3-7** for each VPs are prepared to demonstrate the visual changes due to the proposed development at the proposed viewpoint locations. They mainly compare the existing condition with the proposed development.

### **VP1 – View looking north-westward at the Tsing Lung Tau Pier**

- 6.2 VP1 is a medium-range viewpoint located near the southern end of Tsing Lung Tau Pier, situated 70 meters off the coastline and around 270 meters southeast of the Site. As shown in **Figure 3**, VP1 is outside of the designated visual envelope. At the centre of VP1, ten residential towers which are part of Phases 1 and 3 of Hong Kong Garden can be found. Additionally, the medium-scale residential tower L'Aquatique is visible on the left side of the view. In front of these residential developments, Castle Peak Road and the coastline can be observed, with the water body dominating the lower part of the view.
- 6.3 As highlighted in table 2, VP1 is considered a rare view, as the overall usage of the pier is very limited especially during the daytime. The pier is not currently providing any ferry services and is rarely used for private boat boarding/alighting. Occasionally, people may use the pier as a recreational fishing point or resting point with the visual focal towards the ocean direction instead of the subject development, but otherwise, the pier is mostly unused. As such, the VSRs of VP1 are generally very few. Changes in the view of VP1 will not significantly impact the visual interests of many people.
- 6.4 Besides, the proposed development is visually compatible with other nearby buildings. The proposed development is set to have a 60mPD building height (BH), which is also the maximum BH permitted in the corresponding Outline Zoning Plan (OZP).
- 6.5 From the perspective of VP1, the proposed development will be surrounded by various Hong Kong Garden residential towers, which have BHs ranging from 60 mPD to 120 mPD. The proposed development will, therefore, maintain the stepped height profile. Given that both the proposed development and the surrounding Hong Kong Garden are medium-rise residential land uses, there is little visual conflict between the proposed development and its neighbouring buildings. As a matter of fact, the subject development respects to comply with the BHR as stipulated under the OZP.
- 6.6 Furthermore, as shown in **Figure 3**, a green backdrop with a ridgeline that belongs to the Tai Lam Country Park can be found across the view. However, this ridgeline has already been heavily blocked by the existing Hong Kong Garden Developments. The proposed development will therefore pose low impact to the overall visibility of the green backdrop.
- 6.7 Therefore, although the proposed development could bring some visual changes, with a generally very few VSR, the proposed development's visual impact to VP1 is **Negligible**.

**VP2 – View looking north-westward on the pedestrian footbridge across Castle Peak Road**

- 6.8 VP2 is located approximately 80 meters away from the Site and is within the visual envelope. It is situated on the pedestrian footbridge NF 437 across Castle Peak Road, about ten meters above ground level, viewing the Site from a north-western direction.
- 6.9 As shown in **Figure 4**, VP2 has a close and direct view of the Site in general. However, the existing north-ramp of the footbridge can also be found right in front of the Site, providing certain degree of visual blockage. Additionally, the existing layers of vegetation on the Site are also a dominant visual element of the current view. Blocks 22, 23, and 24 of Hong Kong Garden, as well as the vegetated slope they are situated on, can be found on the left part of the view, while Blocks 18-21 of Hong Kong Garden can also be observed in the background.
- 6.10 With the existing north ramp of footbridge NF437 planned to be relocated, VP2 will gain full visibility of the proposed development. Currently, the first three levels of the proposed development are going to have a setback of more than 9 meters from the southern site boundary. The 9-meter setback is considered to create a visual relief along the road. At the same time, the residential levels (9th to 15th floors) will be presented in an L-shape form, setting back from the southern and western edge of the podium, with its open angle facing south. Such a design reduces the overall sense of visual enclosure and enhance a visual openness for the upper floors of the building. At the same time, the setback also prevents the blockage of the sky view and sunlight in the afternoon. Furthermore, with the aid of the vegetation planted on top of the podium, the visual impact brought by the proposed development to the view could be further harmonized.
- 6.11 Furthermore, as stated in the analysis of visual sensitivity, VP2 is a rather transient scene. The majority of VSRs at this VP are Hong Kong Garden residents and visitors traveling to and from public transit stations across Castle Peak Road. These individuals typically only pass by and do not linger at VP2. Therefore, although the proposed development could have made changes to the view of this VP, the overall impact remains insignificant to the visual interest of the VSRs.
- 6.12 Improvements and a delicate façade design on form, colour, and greenery could be adopted in the later detailed design stage, with the aim of further increasing the visual interest of the proposed development and its compatibility with the existing building profile. In this connection, it will result in a **Slightly Adverse** visual impact in this VP, after the implementation of visual mitigation measures.

### **VP3 – View looking north-eastward on Castle peak Road near L’aquatique**

- 6.13 VP3 is a long-range viewpoint located outside of the visual envelope, on the pedestrian walkway along the westbound lane of Castle Peak Road, situated approximately 300 meters away from the Site, looking in a north-eastern direction (**Figure 5**). Despite the overall high traffic volume on Castle Peak Road, VP3’s viewing direction opposes incoming traffic. Consequently, the VSR of VP3 would not include any vehicle users along Castle Peak Road. This leaves only a small number of pedestrians and recreational joggers along Castle Peak Road as the dominant VSR population.
- 6.14 As shown in **Figure 5**, façade of Blocks 23, and 24 of Hong Kong Garden, as well as the façade and western frontage of L’aquatique dominates the centre of the view. Along the eastbound lane of the road, right in front of Hong Kong Garden Block 23, a group of mature trees can be found, partially obscuring the lower levels of the residential towers, in this VP. The ridgeline extending from Tsuen Wan can also be observed on the right-hand side of this view, but its visibility ends as it goes behind Hong Kong Garden Phase one.
- 6.15 Looking in a north-eastern direction towards the Site, VP3’s view includes the western frontage and a portion of the façade of the proposed development. However, due to the existing vegetated slope and noise barrier along Castle Peak Road, most of the lower levels of the proposed development will be obstructed and, therefore, have a relatively low impact on the streetscape from VP3.
- 6.16 Additionally, from this angle, VP3 will face directly towards the inner side of the L-shaped residential levels of the proposed development, as well as the vegetation and amenities situated on the podium level, improving the overall view of VP3.
- 6.17 In terms of the visual backdrop, the proposed development poses no change to the existing view of the ridgeline and waterfront view. The ridgeline has already been completely blocked by the existing Hong Kong Garden Phase 1 buildings, and the existing waterfront view on the right side of VP3 will not be altered, and will continue to be an important visual element of VP3. Besides, the waterfront view can also further serve as the major focal point of VP3, decreasing the overall focus that the VSR population places on the proposed development. In point of fact, the proposed development can harmoniously fit into the existing building massing line in a similar disposition of the other existing buildings of the Hong Kong Garden on the north-eastern side and south-western side of the proposed development.
- 6.18 Considering the low VSR population at VP3 and the lack of change to the visibility of key visual elements, the overall impact that the proposed development would have on VP3 can be deemed **Negligible**.

#### **VP4 – View looking north-westward in Ma Wan Park.**

- 6.19 VP4 is a long-range viewpoint approximately 2.2 km away from the Site, located at the hill top of Ma Wan Park. Usually, visitors to this VP are park goers that come for the scenery. However, due to its relatively remote location within the park, this VP is usually less frequented than other parts of the park, making it an occasional to rare viewing point with low visual sensitivity.
- 6.20 As shown in **Figure 6**, the VP features a layered composition. The foreground is dominated by a lush layer of vegetation, with additional plants visible on the right side of the VP. In the middle-ground, the Tsing Lung Tau waterfront can be clearly observed, situated between the sky backdrop and the sea in the distance. While the Hong Kong Garden development is present in the middle of the VP, its relatively distant location makes it a less dominant visual element compared to other features.
- 6.21 Although vegetation in the park can sometimes cause partial obstruction, the proposed development is visible from this viewpoint, along with other nearby residential towers in Tsing Lung Tau. Situated in front of the Hong Kong Garden Towers, the proposed development would not alter the overall visibility of the ridgeline behind it. Instead, it would blend in well and become part of the existing stepped building height profile. Given the long distance between VP4 and the Site, the proposed development would not cause any significant impact or change to the overall scenery of this viewpoint. As a result, the proposed development is expected to have a **negligible** visual impact on the view of VP4.

#### **VP5 – View looking westward at the Lantau Link Visitors Centre**

- 6.22 VP5 is another long-range viewpoint located approximately 4 km east of the Site, at the Lantau Link Visitors Centre near the northeast corner of Tsing Yi. As the centre is situated away from major urban developments, it experiences limited visitor traffic throughout the day, with only occasional passersby. Consequently, the view is regarded as occasional.
- 6.23 Looking towards a western direction from VP5 (**Figure 7**), there is a clear view of the water body between Ma Wan Island and the Tai Lam coastline. The existing Hong Kong Garden development, as well as other residential towers along Castle Peak Road, are visible within this VP. From this angle, all of these developments are situated within the backdrop of the Tai Lam Country Park, without obstructing the ridgeline.
- 6.24 As shown in the photomontage, the proposed development is expected to have a **negligible** visual impact at VP5. Although the proposed development would result in a minor blockage of the greenery gap between Hong Kong Garden blocks 21 and 22, it does not affect the overall visibility of the green backdrop of Tai Lam, nor does it cause any blockage of the sky view, sea view, or other major visual elements due to its far distance from the VP. Instead, the proposed development is anticipated to fit cohesively within the existing building profile.

## **7 Conclusion**

- 7.1 The VIA is prepared in support of a proposed minor relaxation of Plot Ratio (PR) and Site Coverage (SC) for proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE(s)), Training Centre with Residential Institution and permitted Residential



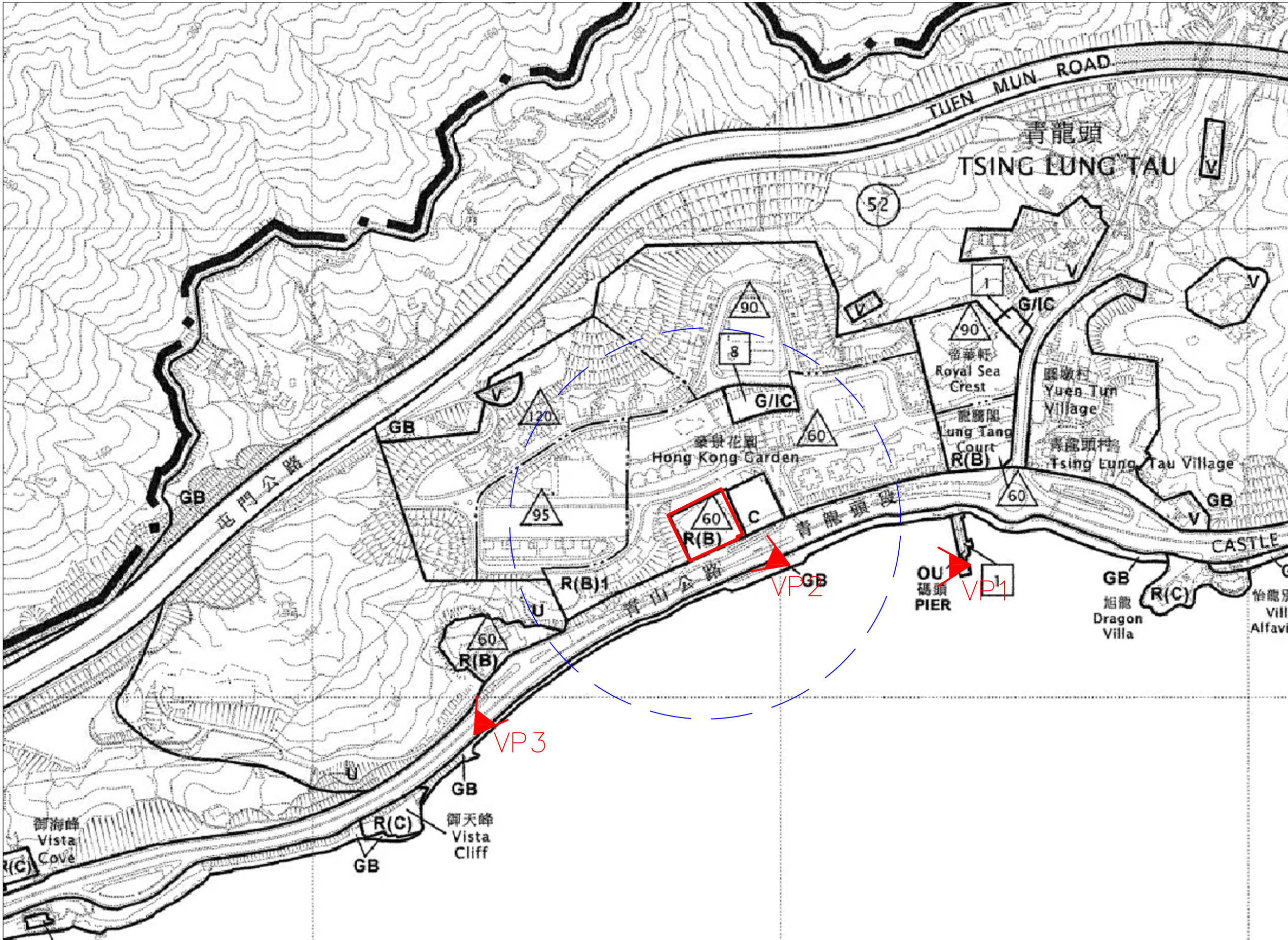
Development (Flat) at Lot 94 in D.D. 388 and adjoining Government land, Tsing Lung Tau, Tsuen Wan.

- 7.2 The visual impact of the proposed development on the surroundings has been minimized, by comparing it against the existing condition. The proposed development has taken into account the effect on the overall local character, visual elements and key public visual sensitive receivers. Although the proposed development seeks a minor relaxation in SC and PR, no change would be made on the proposed development's building height. Such relaxation therefore posts no impact to the surrounding visuals.
- 7.3 Five (5) VPs have been identified in the subject VIA and the respective visual sensitivity and magnitude of visual changes of the VPs were examined. In summary, after implementing visual mitigation measures, the corresponding visual impact of the respective VPs is summarized in **Table 3**. The visual mitigation measures include setback for the first three floors and the residential floors above podium, landscaping at the podium garden and on street levels, as well as other delicate façade design on form, colour, and greenery which could be adopted in the later detailed design stage. All the above measures not only can effectively minimize the visual impact caused by the proposed development, but also to a certain degree, add visual interest and improve the public realm benefiting the general public.
- 7.4 Besides, with a fairly similar building height and land use, the proposed development performed a high compatibility with its surrounding conditions. Under the five selected VPs, key visual elements such as the coast line, ridgeline and greenery will subject to very little change in visibility. At the same time, the existing environmental and vegetation profile will also help harmonizing the visual impact brought by the proposed development.
- 7.5 To conclude, visual impact of the proposed development is considered acceptable. It is anticipated that the overall visual impact inherent in the proposed development to the surroundings will be **negligible**. With regards to VP2, the visual impact is slightly adverse. Please note that the pedestrian viewers on the footbridge are more likely walking toward the promenade, which is physically and visually attractive than the residential development cluster on the hill side. The actual visual impact is considered **NOT** significant. It is also unlikely for pedestrian viewers to stay long on the footbridge to avoid direct traffic impact of the Castle Peak Road.

**Table 3 – Summary of Visual Impact from Different Viewpoints**

Viewpoints assessed	Visual Sensitivity	Resultant Visual Impact <sup>[1]</sup>
<b>VP1</b> View looking north-westward at the Tsing Lung Tau Pier	Low	Negligible
<b>VP2</b> View looking north-westward on the pedestrian footbridge across Castle Peak Road	Medium	Slightly Adverse
<b>VP3</b> View looking north-eastward on Castle peak Road near L'aquatique	Low	Negligible
<b>VP4</b> View looking north-westward in Ma Wan Park	Low	Negligible
<b>VP5</b> View looking westward at the Lantau Link Visitors Centre	Low	Negligible

<sup>[1]</sup>The resultant visual impact is weighted by considering both the visual sensitivity, the magnitude of visual changes after implementation of visual mitigation measures together.



**General Note**  
 The base map is extracted from the Tsuen Wan West – Outline Zoning Plan

**Viewpoints**


VP1: View looking north-westward at the Tsing Lung Tau Pier

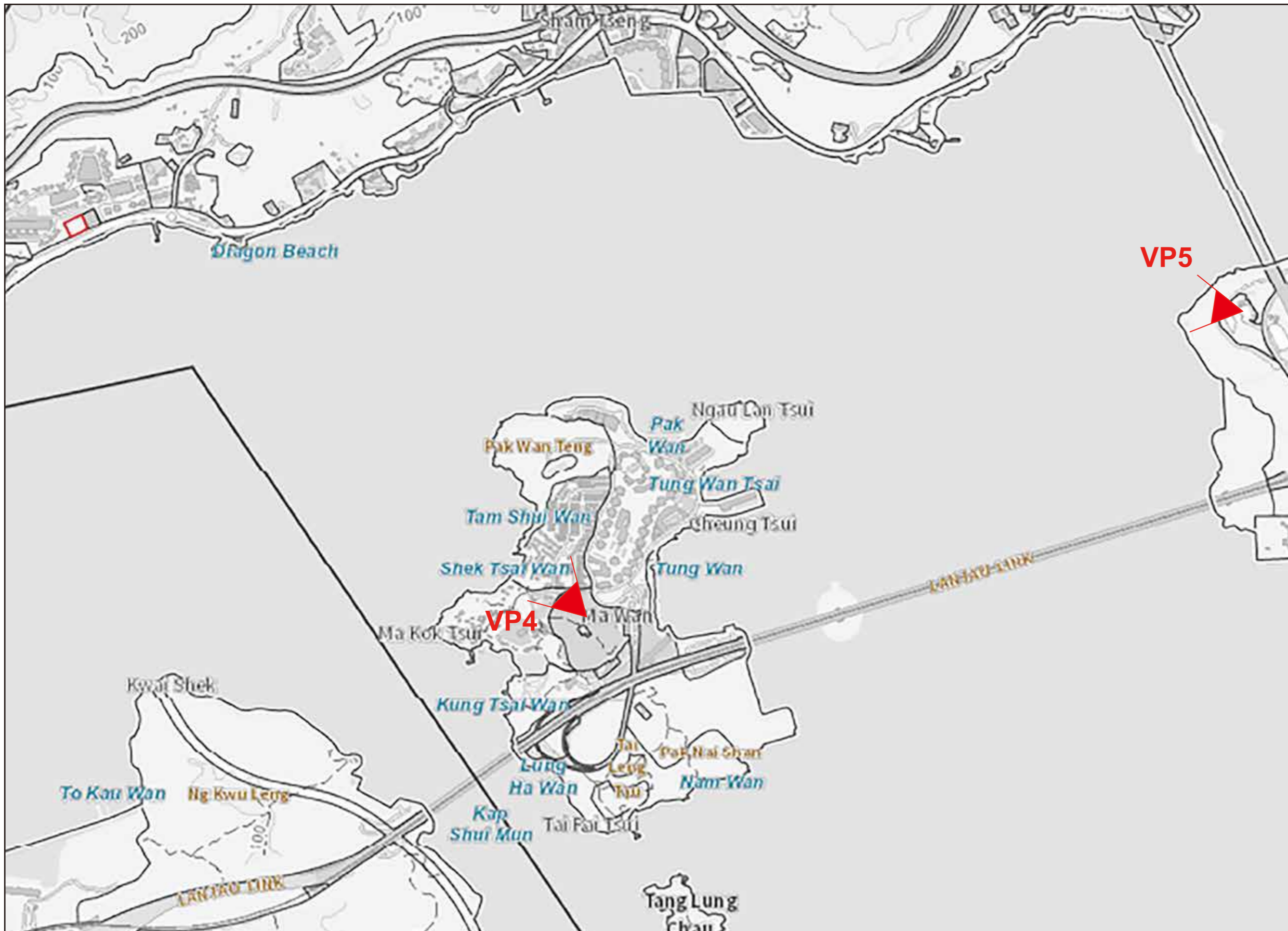
VP2: View looking north-westward on the pedestrian footbridge across Castle Peak Road –Tsing Lung Tau

VP3: View looking north-eastward on the Castle Peak Road –Tsing Lung Tau near L'aquatique

**Legend**

- Subject Site
- Visual Envelope (3H = 164.4m)
- ▶ Viewpoints

	<p>Title</p> <h3 style="margin: 0;">Key Plan of the Selected Viewpoints</h3> <p style="font-size: small; margin: 5px 0;">Section 16 Planning Application for Minor Relaxation of Plot Ratio and Site Coverage for Proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE(s)), Training Centre with Residential Institution and Permitted Residential Development (Flat)</p>	<p>Date</p> <p>July 2024</p>	<p>Scale</p> <p>1: 4000 @A3</p>	<p>Figure</p> <p>1</p>
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**VIEWPOINTS:**

VP4: View looking north-westward at the Ma Wan Park

VP5: View looking westward at the Lantau Link Visitors Centre

**LEGEND**

 Subject Site

 Viewpoints

**PREPARED BY:**



**FIGURE TITLE**

**Key Plan of the Selected Viewpoints**

Section 16 Planning Application for Minor Relaxation of Plot Ratio and Site Coverage for Proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE(s)) and Permitted Residential Development (Flat)

**DATE**

July 2024

**SCALE**

1:15,000  
@A3

**FIGURE**

2

# BEFORE



# AFTER

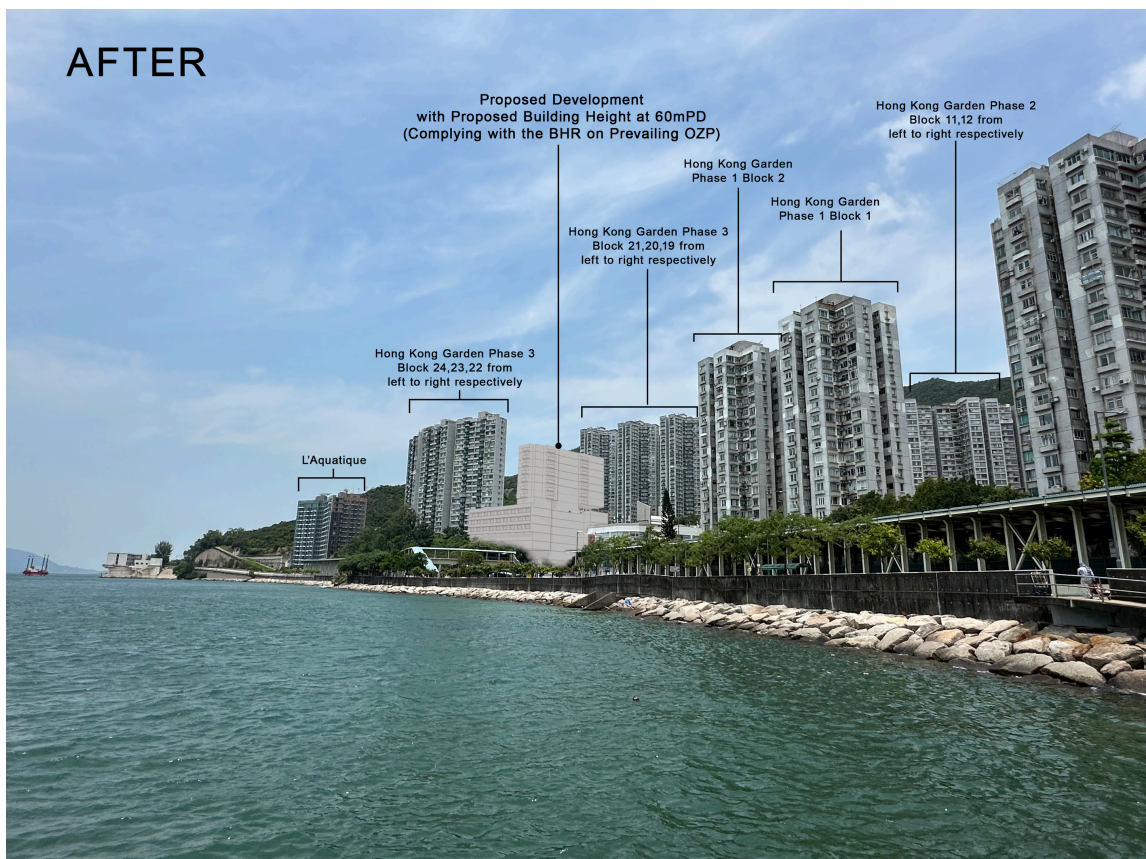


Figure No.

**FIGURE 3**

Figure Title

**VP1: View looking north-  
westward at the Tsing Lung Tau  
Pier**

Date

**July, 2024**

Prepared By



DeSPACE (International) Limited



Figure No.

**FIGURE 4**

Figure Title

**VP2: View looking north-westward on  
the pedestrian footbridge across  
Castle Peak Road**

Date

**July, 2024**

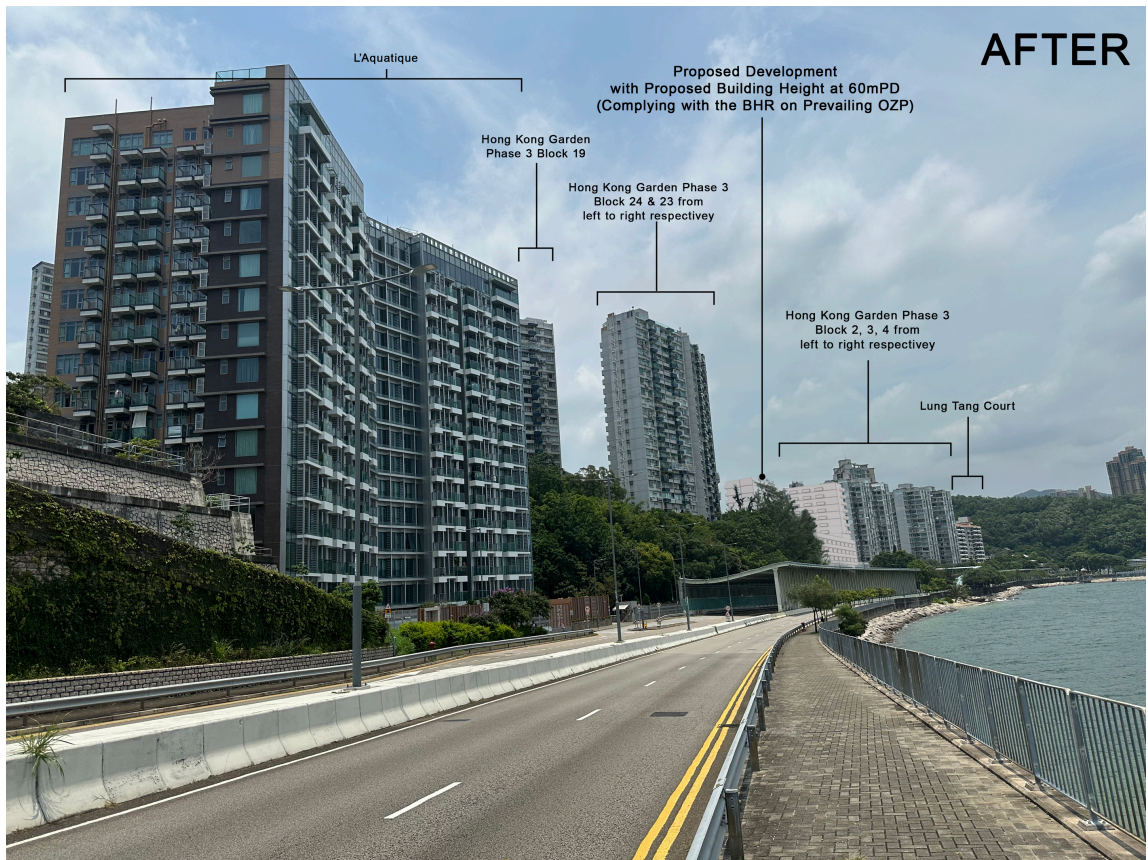
Prepared By.



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**BEFORE**



**AFTER**

Figure No.

**FIGURE 5**

Figure Title

**VP3: View looking north-eastward on  
Castle peak Road near L'aquatique**

Date

**July, 2024**

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**BEFORE**



**AFTER**

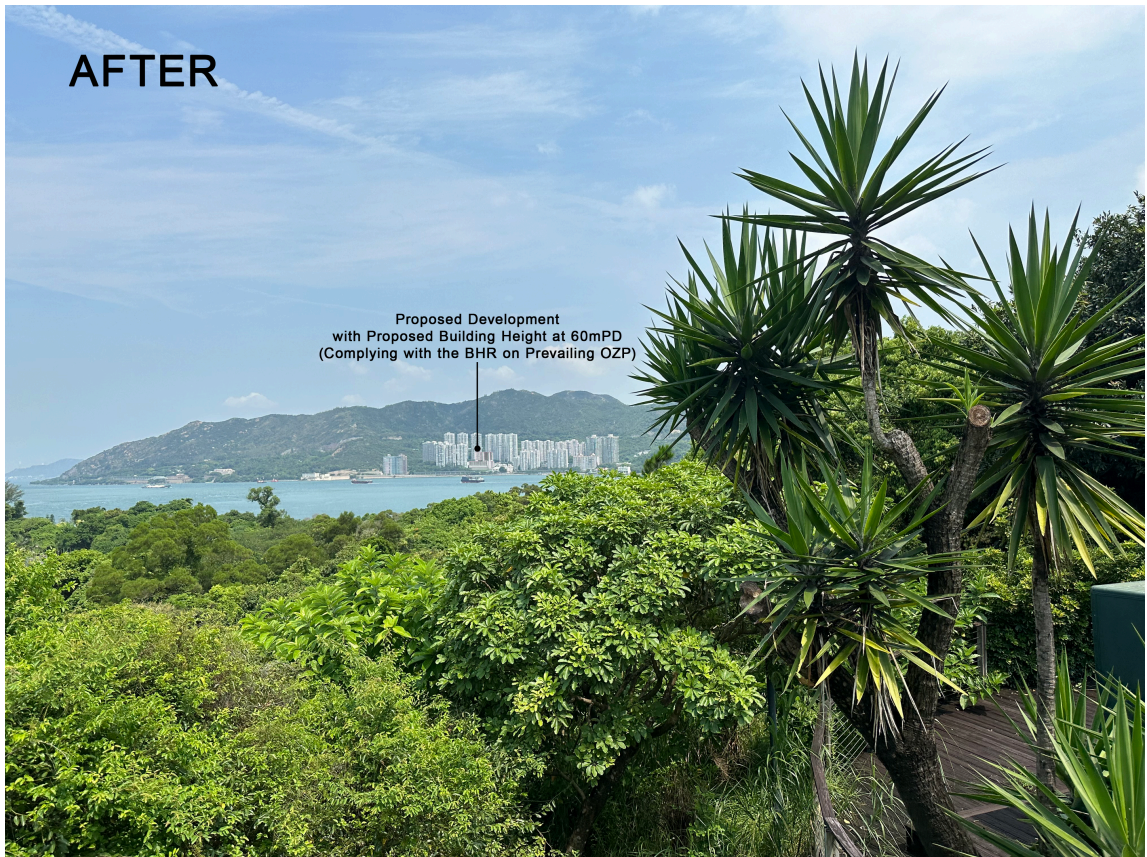


Figure No.

**FIGURE 6**

Figure Title

**VP4: View looking north-westward in Ma Wan Park**

Date

**July, 2024**

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**BEFORE**



**AFTER**

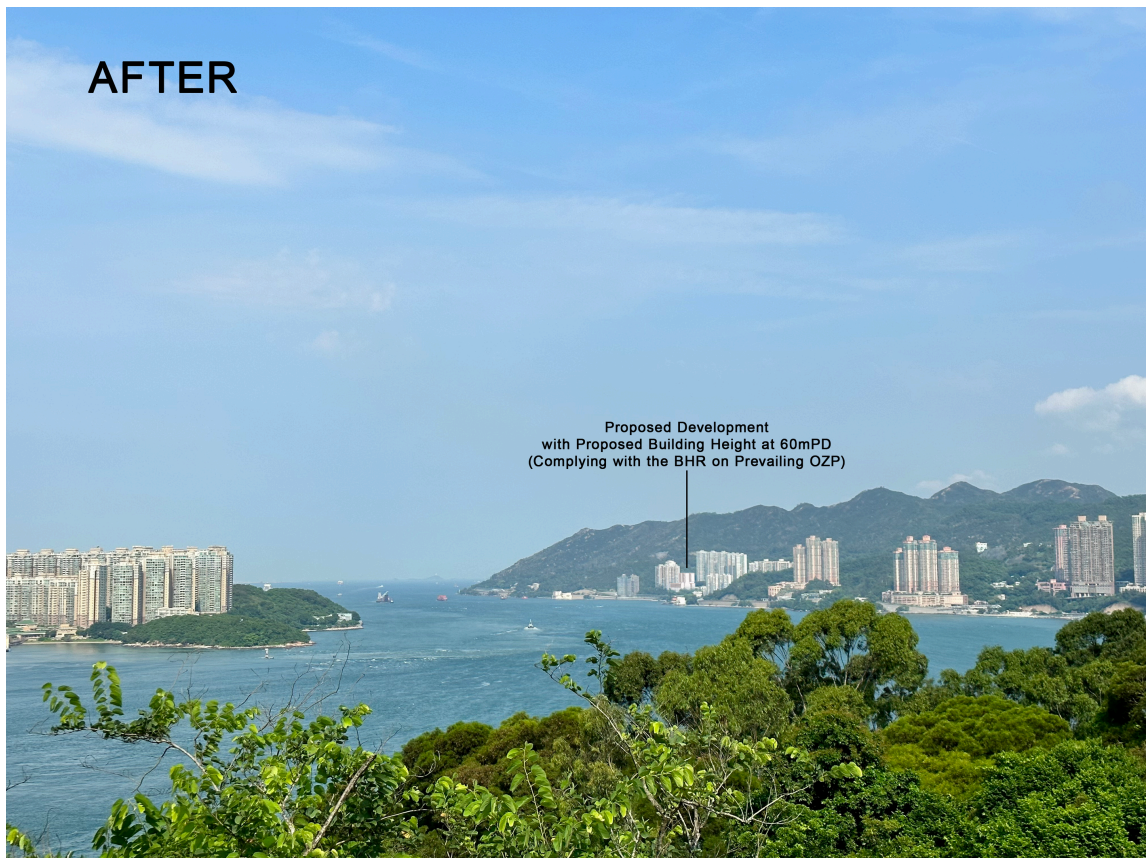


Figure No.

**FIGURE 7**

Figure Title

**VP5: View looking westward at the  
Lantau Link Visitors Centre**

Date

**July, 2024**

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